



## 18 Harlech Close, Blackwood NP12 1HJ

**Offers in excess of £390,000**

**\*\*WELL PRESENTED SPACIOUS DETACHED FAMILY HOME\*\* PERFECT LOCATION\*\***

Situated in the charming area of Harlech Close, Grove Park, Blackwood, this splendid detached house offers a perfect blend of comfort and style, offering versatile areas perfect for family life, relaxation and entertainment. With two/three spacious reception rooms to the ground floor giving the option of flexible accommodation, and three/four large bedrooms. The property further boasts a large fitted kitchen/dining room and large insulated conservatory, With three/four spacious bedrooms, main family bathroom, shower room and cloakroom/wc this property is ideal for families seeking ample living space.

The property is designed with convenience in mind, featuring a private large, block paved driveway offering multi vehicle parking and an integral garage, making it easy for family and guests to visit. The beautiful landscaped gardens to the front and rear of the property are a real feature with level lawns, Indian sandstone patio areas with a fantastic fully insulated and heated garden room/office/studio with kitchen and wc.

The property is located in a sought after peaceful neighbourhood, with local amenities, schools, and parks nearby, it is perfectly positioned for both tranquillity and accessibility. This delightful property is a rare find and presents an excellent opportunity for those looking to settle in a welcoming environment.

Tenure: We are advised Freehold  
Council Tax Band: E  
EPC: TBC



## Entrance Porch

5'6" x 3'3" (1.7 x 1)

UPVC doubled glazed window and door to front, wallpapered walls, textured ceiling, tiled floor.

## Hallway

Wallpapered walls, textured ceiling, carpet, storage cupboard, radiator, power points.

## Cloakroom

6'2" x .219'9" (1.9 x .67)

UPVC double glazed obscured window to front, low level w/c, hand wash basin, tiled floor and walls, textured ceiling.

## Lounge

11'6" x 14'11" (3.51 x 4.55)

UPVC double glazed windows to front, plastered walls, textured ceiling, carpet, radiator, power points.

## Dining Room

9'10" x 13'1" (3.02 x 4.00)

UPVC double glazed windows to rear, plastered walls, textured ceiling, carpet, radiator, power points.

## Reception Room 2/ Bedroom 4

13'10" x 10'5" (4.23 x 3.18)

UPVC double glazed bay window to front, wallpapered walls, textured ceiling, carpet, radiator, power points.

## Kitchen/Dining Room

18'8" x 13'9" (5.71 x 4.21)

UPVC double glazed window to rear and door to side, matching base and wall units, roll edge worktop, eye level double oven, integrated electric hob, stainless steel sink and a half with drainer and mixer tap, part tiled walls with tile splash back and plastered walls, textured ceiling, laminate floor, radiator, power points.

## Conservatory

17'1" x 9'4" (5.22 x 2.87)

UPVC double glazed obscured windows to side, double doors to access garden and door to garage, plastered walls, insulated roof, ceiling fan, laminate floor, radiator, power points.

## Shower Room

9'10" x 5'10" (3.02 x 1.79)

UPVC double glazed obscured window to rear, corner shower, low level w/c, pedestal hand wash basin, plastered walls, PVC panel ceiling, carpet, radiator.

## Landing

Wallpapered walls, textured ceiling, carpet, power point.

## Bedroom 1

11'8" x 14'11" (3.58 x 4.56)

UPVC double glazed windows to front and rear, built in mirrored wardrobes, wallpapered walls, textured ceiling, carpet, radiator, power points.

## Bedroom 2

11'9" x 10'8" (3.59 x 3.27)

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate floor, radiator, power points.

## Bedroom 3

11'9" x 7'10" (3.59 x 2.41)

UPVC double glazed window to front, plastered walls, textured ceiling, storage cupboard, radiator, power points.

## Bathroom

8'2" x 8'0" (2.49 x 2.45)

UPVC double glazed obscured window to rear, panel bath with shower over, low level w/c, pedestal hand wash basin, storage cupboard, tiled walls, textured ceiling, carpet, radiator.

## Garden Room/Office/Studio

19'10" x 13'6" (6.05 x 4.12)

Large fully insulated and heated garden room/office/studio with kitchen and WC incorporating, UPVC double glazed windows and doors, kitchen area with matching base units, integrated electric oven and hob, fridge with freezer compartment, stainless steel sink with drainer and mixer tap, vinyl floor, electric radiators, power points. Door to cloakroom/wc with low level w/c and wash hand basin.

## Garage

9'1" x 15'10" (2.78m x 4.84m)

Integral garage with lighting and power points.

## External

To the front: Level lawned garden with flower and shrub beds, large block paved driveway providing multi vehicle parking, side access.

To the rear: Level lawned landscaped garden with Indian sandstone patio slabs, lawn, variety of flowers and shrubs, shed and large garden room.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

